

43-1-17 ✓

43-59

NO TRANSFER
TAX PAID

WARRANTY DEED

Know All Men By These Presents

000564

That Hope F. Butler of Waterville in the County of Kennebec and State of Maine, acting by her son and attorney-in-fact, David M. Butler of Waterville in the County of Kennebec and State of Maine, which power is being concurrently recorded herewith, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by R. Michael Butler, of Pittsfield, Maine, Hope Charlotte Larkin, of Georgia, Katherine Marie Butler, of Waterville, Maine, and David M. Butler of Waterville, Maine, and whose mailing addresses are c/o 96 Carver Street, Waterville, Maine 04901, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said R. Michael Butler, Hope Charlotte Larkin, Katherine Marie Butler and David M. Butler, as tenants-in-common, and not joint tenants, their heirs and assigns forever;

A certain lot or parcel of land with the buildings thereon and the contents therein situated in Waterville, County of Kennebec and State of Maine, being Lot No. Nine (9) on Plan of Rosemar Park made for L. N. Violette Co., Inc., February, 1949, recorded in the Kennebec County Registry of Deeds, to which plan reference is hereby made for a more particular description.

This conveyance is made upon the express conditions and subject to the following restrictions:

1. That no building, or any part of a building, including porches, shall ever be erected, or allowed to stand upon said lot within twenty-five (25) feet of Violette Avenue, or within five (5) feet of either the east or west boundary line;
2. That no residence for more than two families will be built thereon;
3. That no trade or business will be carried on thereon;
4. That the lot will not be used for the storage of any new or secondhand goods, automobiles, machines, junk or salvage material of any kind;
5. That no separate garage shall be built thereon larger than twenty (20) by twenty (20) feet, two (2) car, and that the front of said garage shall not be nearer to Violette Avenue than thirty-five (35) feet;
6. That no dwelling house costing less than Six Thousand (\$6,000.00) Dollars shall be built thereon.

Being the same premises as described in a trustees' deed dated January 23, 1950, from Raoul H. Violette to Charles G. Butler and

Hope F. Butler, the said Charles G. Butler, being deceased, December 23, 1987, leaving the grantor herein as the surviving joint tenant.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said R. Michael Butler, Hope Charlotte Larkin, Katherine Marie Butler and David M. Butler, their heirs and assigns, to them and their use and behoof forever.

AND I do COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, except as aforesaid; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I the said Hope F. Butler have hereunto set my hand and seal this 7th day of January, 1988.

Signed, Sealed and Delivered
in the presence of

Dennis Martin

Hope F. Butler

HER
(MARK)

her mark

STATE OF MAINE
KENNEBEC, SS.

DATE: January 7, 1988

Personally appeared the above named Hope F. Butler and acknowledged the above instrument to be her free act and deed.

Before me

John D. Souk

Notary Public

John D. Souk

MY COMMISSION EXPIRES
JANUARY 2, 1995



RECEIVED KENNEBEC SS.

1988 JAN 12 AM 9:00

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